Air Quality Improvement Plan

Adopted May 23, 2006
By Resolution No. 2006-155
Revised April 2014

A. INTRODUCTION

The Chula Vista Growth management Ordinance Municipal Code Section 19.09.050B requires that all major development project (50 dwelling units or greater) prepare an Air Quality Improvement Plan (AQIP). This plan must be submitted with the Sectional Planning Area (SPA) Plan for the project.

Per the adopted Chula Vista AQIP Guidelines, two options are available to meet the AQIP requirements. The Developer may choose to participate in the Chula Vista GreenStar Building Efficiency Program or evaluate the project using the Chula Vista CO_2 INDEX model including any necessary site plan modifications. The Village Two SPA Developer has chosen to participate in the Chula Vista Greenstar Building Efficiency Program and has prepared this AQIP consistent with that section.

B. PROJECT DESCRIPTION

The SPA Plan includes Villages 2, 3 and a portion of Village 4. Proposed development within the Village 2 boundary (see Exhibit 1) includes 4,545 mixed density residential units, a school, commercial, parks and opens space. The residential development proposes 604 single family residential units and 3,941 multi-family units. The Village 3 area proposes 176.5 acres of industrial development and a 10.2 acre community purpose site (see Exhibit 2). Village 4 proposes a 44.2 acre community park site.

C. AIR QUALITY IMPROVEMENT PLAN PROGRAM

The Developer agrees to exceed the California 2001 title 24, Part 6, Energy Efficiency Standards (CA 2001 Title 24, effective 6/1/01) by 15% in the majority (50% or greater) of residential dwelling units through participation in a building efficiency program such as ComfortWise or CA Energy Star, or develop a custom building efficiency program using construction methods that exceed CA 2001 Title 24 requirements by 15%.

The Developer agrees to construct 50 percent of their residential dwelling units or 302 single family homes and 1,971 multi-family units, to the Chula Vista GreenStar Building Efficiency Program standard, as described above. In addition, the Developer agrees to construct 50% of non-residential structures to exceed CA 2001 Title 24 requirements by 10%, consistent with the non-residential requirements in the Chula Vista Air Quality Improvement Plan Guidelines.

Because energy conservation technology and programs are constantly changing, the specific program will not be identified until approval of the first Village Two Tentative (or final map if the SPA Plan and Tentative Map are concurrently processed). At that time the Developer will submit a letter to the Director of Planning and Building identifying the specific building efficiency program to be implemented, or the Developer will design a custom building program that exceeds CA 2001 Title 24 requirements consistent with the Chula Vista Air Quality Improvements

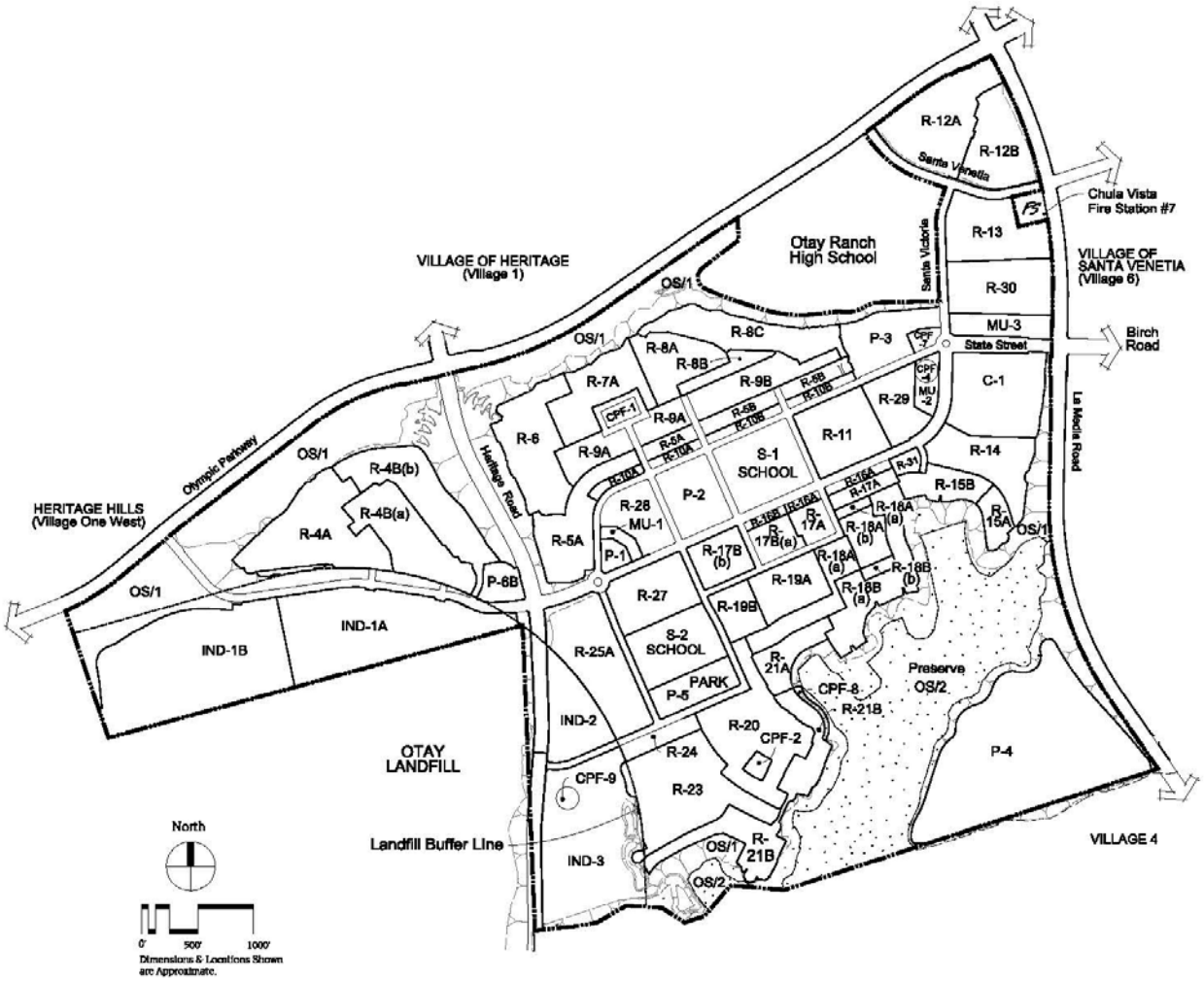
Plan Guidelines. If a custom building program is proposed, it shall be accompanied by data confirming that it exceeds CA 2001 title 24 consistent with the Chula Vista Air Quality Improvement Plan Guidelines to the satisfaction of the Director of Planning and Building or his/her designee. The lot numbers of the single family units participating in the selected building efficiency program and the multi-family and non-residential structures will be identified at the Tentative Map (or final map as indicated above) submittal/approval stage.

In addition to the Greenstar Building commitment described above, the Village 2, 3, and a portion of 4 SPA Plan also includes the following land use and design features which promote efficiency and energy conservation:

Transit Oriented Development – Village Two is a transit-oriented village, with a transit stop for the Bus Rapid Transit (BRT) system designated with the Village Two core area. The compact design and integrated street/path circulation system places daily needs within easy walking or biking distance. The regional trail and Village Pathway pedestrian circulation system connects residents to the Village Core and surrounding open space trails, recreational amenities, civic uses and schools.

Housing Efficiency – In addition to the transit benefits associated with increased residential densities near transit stops, there are building related energy benefits. Smaller and more compact single-family homes, multi-family homes and mixed use residential/commercial projects use less energy for space heating and cooling that typical single-family detached homes. More than 85% of the homes in Village Two are multi-family homes.

Street Widths, Pavement and Street Trees – Reducing street widths can reduce heat build-up and consequently energy demand for air conditioning. In addition to reduced paving widths, the inclusion of street trees along every street within the village will shade the pavement and reduce temperatures. Village Two street widths have been reduced, consistent with the standards in the Otay Ranch General Development Plan. Residential streets have a 32 foot paved section, compared to a 36-40 foot section typical of suburban development patterns.



LEGEND

R	**Residential**
S	**School**
P	**Park**
CPF	**Community Purpose Facility**
OS	**Open Space**
C	**Commercial**
PQ	**Public/Quasi-Public**
MU	**Mixed Use**
IND	**Industrial**

Exhibit 1
Village 2, Portion of 4, Site Utilization Plan